

भारतीय गैर न्यायिक

पचास
रुपये

₹.50

भारत



सत्यमेव जयते

INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

BZ 601101

FORM-B

[See rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Nitin Jain, Promoter of the proposed project:

I, Mr. Nitin Jain S/O Mr. Lalit Kumar Jain Proprietor of M/s Vidyasagar Buildcon the promoter of the project "Kedia Elite" aged 34 Years R/o 2-A, Bidawat Marg, Near Real City, Ambabari, Jaipur, Rajasthan-302023, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The land is owned by Kedia Elite Builders Pvt. Ltd. Through director Gaurav Kedia who have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated of the power of attorney between such owner and promoter for development of the real estate project or phase thereof as the case may be is enclosed with application.
2. That the said land is free from all encumbrances.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 30/06/2026.
4. That seventy per cent of the amounts realized by promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account, to be maintained in a scheduled bank, to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

For VIDYASAGAR BUILDCON:

Nitin Jain
Proprietor

ATTESTED

NOTARY PUBLIC
GOVT. OF INDIA JAIPUR (RAJ.)

28 MAY 2025

26 MAY 2025

क्रमांक - 3166 दिनांक -


मुद्राक का नाम 50/-

केता का नाम विधासागर बिल्डकॉन जरिये प्रो० नितिन जैन

पता- प्लॉट नं. 27 ए, सुमेर नगर, एफ ब्लॉक, मानसरोवर, जयपुर,
राजस्थान

26 MAY 2025

वास्ते - शपथ पत्र



खुशबू सैनी

ला.स्टाम्प विक्रेता ला.नं 141/2015
सी-233, मुरलीपुरा स्कीम, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत राशि
पर प्रभावित अधिभार

1. आधारभूत आवसंरचना सुविधाओं हेतु
(धारा - क) - 10 प्रतिशत 5/-

2. गाय और उसका नसल के सामने और संवर्धन
हेतु/प्राकृतिक आधारभूत एवं निर्मित आपदाओं के
निवारण हेतु (धारा -ख) 20 प्रतिशत 10/-
कुल योग 15/-रु


हस्ताक्षर स्टाम्प विक्रेता
खुशबू सैनी ला.नं 141/2015

For VIDYASAGAR BUILDCON

Proprietor

6. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any Allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For VIDYASAGAR BUILDCON

Nitin Jain

Proprietor

Deponent

Verification

I, Mr. Nitin Jain S/O Mr. Lalit Kumar Jain Proprietor of M/s Vidyasagar Buildcon the promoter of the project "Kedia Elite" aged 34 Years R/o 2-A, Bidawat Marg, Near Real City, Ambabari, Jaipur, Rajasthan-302023, do hereby verify that the contents in Para No. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Jaipur on 26st May 2025



ATTESTED

NOTARY PUBLIC
GOVT. OF INDIA JAIPUR (RAJ.)

28 MAY 2025

For VIDYASAGAR BUILDCON

Nitin Jain

Proprietor

Deponent